



For sublease

96,738 SF Industrial Building
17494 Dover Rd, Mt Eaton, OH 44659

 **JLL** SEE A BRIGHTER WAY

For sublease 96,738 SF Industrial Building Available

Property highlights

- Sublease rate: \$4.50/ SF NNN
- Available June 2025
- Lease term: 6/30/2028
- Cranes & Heavy Power
- Outside storage – 9.31 acres total

Location	17494 Dover Road Mt Eaton, OH
Size	96,738 SF
Office Space	Space available
Clear Height	18'6" (MFG) –22' (WHS)
Docks	3
Drive ins	6



	1 mile	5 miles	10 miles
2024 population	495	11,748	58,084
2024 Daytime population	490	10,171	53,737
2024 Number of Households	137	3,536	20,048
2024 Average HH income	\$110,420	\$102,001	\$94,229



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